



Downtown Muskegon Business Improvement District

Special Meeting Agenda

July 27, 2020
8 a.m.

Muskegon City Hall
933 Terrace, Muskegon, MI
Virtually on City of Muskegon Facebook Live
<https://www.facebook.com/CityofMuskegon/>

- 1) Call to Order
- 2) Consent Agenda
 - a) Approval of Agenda
 - b) Approval of Minutes from the meeting June 29, 2020
- 3) Public Comment (on an agenda item)
- 4) New Business
 - a) Discussion of residential assessments in BIDS
 - b) Consideration of recommendation of a 3-year BID renewal
 - c) Downtown project updates
- 5) Other Business
 - a) Set next meeting
- 6) Adjournment

Downtown Muskegon Business Improvement District

Meeting Minutes

June 29, 2020

Muskegon City Hall

933 Terrace Muskegon, MI 49440

Virtually on City of Muskegon Facebook Live

1) Call to Order: 8:02 AM

Attendance: Bob Tarrant, Kathy Denison John Riegler and Mike Hennessy.

Excused Absent(s): Phyllis Watson-Laudermill, Frank Peterson and Bruce Lindstrom.

Guests: Dave Alexander, city Business Development Manager.

2) Consent agenda

a) Approval of the agenda

b) Approval of the Minutes from Feb. 24, 2020 meeting

Motion to approve the consent agenda with corrections to minutes: John Riegler

Support: Kathy Denison

All voted in favor

3) Public Comment (on an agenda item) – The board chose to leave the floor open for the whole meeting allowing attendees to participate as they like.

4) New Business

- a) Accept the financial statement dated May. 31, 2020 and review of financial position. The BID account had \$158,194 and the BID budget is on track.

Motion to accept: John Riegler

Support: Kathy Denison

All voted in favor

- b) Dave Alexander presented newly signed legislation that allows a BID to assess residential property. The BID board needs to consider that option before recommending a renewal proposal to the Muskegon City Commission. In discussion on the residential property assessments within BIDs, John Riegler and Kathy Denison said this is no time to add new taxes. Bob

Tarrant said the board must at least consider such as even home owners receive services and benefits from downtown. But many felt that assessing single-family properties doesn't seem right. The board took no vote but asked Dave Alexander to provide an analysis of residential properties in the newly suggested BID.

- c) Dave Alexander gave a report and update on the state's new Social District law. The city of Muskegon is expected to aggressively pursue a district for downtown Muskegon. No vote was taken.
- d) The board again looked at the parameters of a three-year BID renewal that had the general consensus of the board in February. The district would be reduced, rates remaining the same and BID work would be limited to summer landscaping and winter sidewalk snow removal to reflect the reduced revenues, estimated at \$115,000 annually. The board discussed the recommendation to the Muskegon City Commission in light of COVID-19. Bob Tarrant said the downtown needs the BID now more than ever. The reduced district focused benefits where they are most felt. He wants to move forward with the plan. John Riegler said his mind has not changed, begrudging support. Kathy Denison said downtown cannot afford not to move forward. A consensus formed that this might be the last BID assessment suggested by the board and it three years downtown services need to be moved to the Downtown Development Authority. An initial plan for three years, with and smaller district and work plan was suggested. BID-City DPW 2020 landscaping agreement. Dave Alexander was directed to put together the documentation for the plan's formal recommendation to the city commission at the next meeting.

Motion to support a three-year BID renewal: Kathy Denison

Support Mike Hennessy

Vote: All voted in favor

- e) The BID board did not think a meeting of property owners in the newly proposed BID was needed beyond the two public hearings that will be needed before the Muskegon City Commission. No vote was taken.
- f) Dave Alexander updated the board on the summer work plan. Flowers by Barry's were put into 72 planters and are being maintained. The city struggled with downtown landscaping work due to COVID-19 because of staff furlough's and elimination of summer seasonal workers. The city has hired two season workers to complete the downtown landscaping work.
- g) Dave Alexander gave an update on downtown projects, which continue despite COVID-19.

5) Other Business

- a) Next meeting is a special meeting Monday July 27, 8 a.m. at Muskegon City Hall and virtual on the city of Muskegon's Facebook Live page.

6) Adjournment

9:08 AM

No Objection


Minutes produced and submitted by Dave Alexander, city of Muskegon business development manager

To: BID board members

From: Dave Alexander, downtown manager

Re: Residential property analysis

Date: 7-23-2020



BID board members:

Here is the analysis you requested at the June 29 meeting of the residential properties and potential special assessments for the reduced district that you are contemplating for a three-year renewal. As you remember, state law now allows BIDs to special assess residential properties within the district.

Since my initial email to you, I found two single-family homes within our newly proposed district and an additional multi-family unit. In our current district, there are many, many more single-family homes. Now in total, I found 11 properties with residential units. My assumption would be that for something like 297 Clay condos or Western Place that you would assess the condo association and let it divide up costs through condo fees.

All of the mixed-use buildings with residential and commercial such as Lakeview Lofts, Terrace Plaza, Highpoint Flats and the storefronts on Third Street with apartments above have already been in the district.

Remember that assessments are based upon square footage of land, whether vacant, used for parking or with a six-story building. My calculations were based upon assessing the residential at half the rate as we do industrial/auto properties. That is 4-cents a square foot per year with a cap of \$2,000 on any one property or adjacent properties of the same owner and use. You could establish a different rate.

At the 4-cent rate, I calculated that the additional revenues to the BID from these residential properties would be an estimated **\$9,278** a year. I am not sure that is enough revenue to justify additional snow removal services or creating opposition to the renewal from a whole new class of downtown property owner. It is also against the general philosophy several expressed of not wanting to raise "taxes" in a COVID-19 economy.

My recommendation is not to special assess residential properties in your renewal proposal to the city commission but the decision is yours.

| Residential property address | acres | property square foot | annual rate/4 cents a square foot capped at \$2,000 per assessment | assessment (\$) | actual before cap |
|------------------------------------|-------|----------------------|--|-----------------|-------------------|
| 550 W. Western (Amazon) | 2.94 | 128,066 | | 2,000 | 5,122 |
| 296 W. Clay (Heritage Square) | 0.62 | 27,066 | | 1,082 | |
| 889 1st (Heritage Square) | 0.22 | 9,583 | | 383 | |
| 297 W. Clay (condos) | 0.65 | 28,314 | | 1,132 | |
| 275 W. Clay (Berkshire)* | 1.35 | 58,806 | | 2,000 | 2,352 |
| 274. W. Webster (297 Clay parking) | 0.24 | 10,454 | | 418 | |
| 255 W. Western (Western Place) | 0.37 | 16,117 | | 644 | |
| 241 W. Western (Western Place) | 0.31 | 13,503 | | 540 | |
| 1064/1060 Fifth (single-family) | 0.1 | 4,356 | | 348 | |
| 460 W. Clay (multi-family) | 0.1 | 4,356 | | 348 | |
| 1063 Fifth (single-family) | 0.11 | 4,791 | | 383 | |
| TOTAL | | | | \$9,278 | |

* must check to see if a low-income tax credit property would be subject to a special assessment

To: BID board members

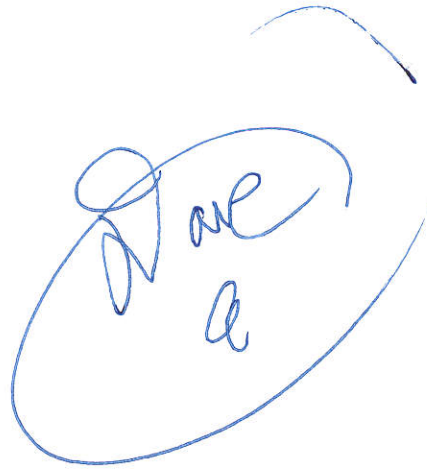
From: Dave Alexander, downtown manager

Re: 3-year renewal recommendation

Date: 7-23-20

Board members:

Please find in your agenda packet on this item:

A handwritten signature in blue ink, appearing to read "Dave Alexander", enclosed within a large, loopy blue oval.

1. A introduction letter that goes out with the notice of special assessment
2. The special assessment explanation and vote
3. The budget/work plan and vote
4. The BID map showing the two past districts and the proposed 2021-23 district in RED
5. The special assessment roll. (I have spent countless hours on this making all of the changes in the size of district, ownership changes and property splits. I feel pretty comfortable but will have it vetted at city hall and with the city assessor.)

We are at a point now of making a final recommendation to the city commission. Any motion would need to address these issues with your current consensus listed:

1. District boundaries: As shown on map
2. Special assessment timeframe: Three years 2021-2023
3. Special assessment rates: As before, two tier annually 8 cents/sf and 4 cents/sf capped at \$4,000 and \$2,000, respectively.
4. Specific special assessments: Per the assessment roll
5. How to be assessed: Winter property tax bills
6. A recommendation of this being the final three years of the BID

A separate motion would needed:

1. How will the funds be spent: Per budget and work plan

If approved, the next steps would be:

1. Gather the materials for the county's Benefit Analysis and letter of certifying need.
2. Put the documents into a renewal plan and make an initial presentation at a city commission work session.
3. Establish two public hearings on the district and the tax roll for commission meetings in September and October.
4. Send out the special assessment notice and ability of property owners to vote their support or objection.
5. Have the commission take final action by Oct. 31 for assessments on the 2021 winter tax bills

To our Downtown Muskegon neighbors,

The City of Muskegon in conjunction with downtown stakeholders is proposing to renew the Business Improvement District (BID) assessment for three more years, starting in January of 2023. The BID board -- appointed by the Muskegon City Commission of BID assessment paying property owners -- is recommending this renewal as the district has served the downtown well since 2016.

Funds from the BID assessments from 2016-2020 have enabled us to pay for many items which improved our downtown business district: snow removal from downtown sidewalks; downtown landscaping and maintenance including flowers in 72 planters; the printing of 20,000 downtown map brochures; management of the downtown website and social media platforms; the launch of the popular "First Friday" events, including the street performers and the "touch the trucks" events; upgrading of Holidays in the City and the community Christmas Tree lighting; the purchase and installation of new downtown map signs at the Johnson Traffic Circle, Muskegon Farmer's Market, and the Union Depot/CVB; annual downtown Christmas decorations and assisting in the purchase of the new community Christmas tree; assisting with downtown business development and economic development projects; creating and promoting the Western Market chalets; and the overall marketing and promotion of Muskegon's ever-improving downtown.

Downtown Muskegon has never looked so good, created such a positive buzz for our community or created so much economic development through new construction and historic restoration. This is not the time to back off on supporting downtown but instead continuing much needed services to support continued growth. We are asking you to help keep this momentum going by supporting the BID district for 2021-2023.

Please review the enclosed letter for details, including your proposed assessment amount. The BID Board has proposed a significant reduction in the district footprint to better align with downtown benefits, no changes in assessment rates and a reduced budget and work plan to reflect the smaller district. The 2018-2020 BID documents, including the Benefit Analysis Summary, can be viewed in the Planning Department (room 203) at City Hall, or on the City's website at www.shorelinecity.com.

Sincerely,

Dave Alexander
Muskegon Downtown Development Authority/BID manager and
City of Muskegon Business Development Manager

Downtown Muskegon Business Improvement District

2020 - 2023 Assessment

Regarding: Assessment for 2021, 2022 and 2023

Date: July 27, 2020

To: Muskegon City Clerk/City Commission

From: Downtown Muskegon Business Improvement District Board

Overview:

After separate public hearings, the Muskegon City Commission approved the Downtown Muskegon Business Improvement District on Nov. 24, 2015 and the district assessment rolls on Jan. 12, 2016. The approval was for one year. Again in 2016, the Muskegon City Commission had a status quo renewal of the BID for 2017 after public hearings Sept. 27, 2016 and Oct. 25, 2016. The BID Board used 2017 to study and review the BID District and the assessment structure, asking for a three-year renewal 2018-2020. After public hearing Sept. 26, 2017 and Oct. 24, 2017, the Muskegon City Commission approved an expanded district but the same special assessment rate for three years.

As Downtown Muskegon develops and downtown agencies progress, there is still a need for special assessment support for downtown through a BID assessment. Following a review of requested and needed services within the Downtown Muskegon Business Improvement District, the BID Board recommends to the Muskegon City Commission a reduction in the size of the Downtown Muskegon Business Improvement District and continuation of the same special assessment rate for an additional **3 YEARS** with an assessment being established for the 2021, 2022 and 2023 calendar years.

The BID board recommends the Business Improvement District boundaries be decreased to better reflect benefit to downtown property owners but still support overall downtown services. The BID board also recommends no changes to the assessment rates, property classifications and maximum assessments that fairly spread responsibility for downtown services. The BID board's recommendation for a slimmed down district, budget and work plan for the next three years comes with a recommendation that this is the last special assessment that should be needed to fund downtown services.

Like in 2018-2020, the assessments would be placed on the winter property tax bills for 2021-2023.

2020 - 2023 Assessments:

- "Class A" Properties, as defined in the BID Bylaws, shall be assessed an annual assessment of \$0.08/sf with no assessment to exceed \$4,000. Contiguous properties with the same use and same owner shall be assessed as one property. Property lot size on record with the County Assessor shall be used in determining the square footage of properties.
 - o In the instance of a condo property the master deed shall be used in determining the percent of the assessment that an individual property owner would be assessed.
- "Class B" properties as defined in the BID Bylaws be assessed an annual assessment of \$0.04/sf with no assessment to exceed \$2,000. Contiguous properties with the same use and same owner shall be assessed as one property. Property lot size on record with the County Assessor shall be used in determining the square footage of properties.
 - o Note that the BID Board on April 25, 2017 voted to amend the BID Bylaws to define a "Class B" property as: "Properties located within the Downtown Muskegon Business Improvement District which are currently use for, or zoned for industrial or manufacturing." The word "automotive" was removed from the definition, moving that category of property to "Class A."
- Based on this assessment structure, approximately \$113,681 can expected to be collected for services to support businesses and property owners within the BID in 2021.
(A budget recommendation & explanation is attached as a separate memo.)

- The assessment shall be placed on the 2021, 2022 and 2023 winter property tax bills.
- The 2021-2023 BID district, assessment rolls and collection methods were discussed at BID Board meetings Feb. 24, June 29 and July 27, 2020. A resolution supporting the above recommendation was voted on at the July 27, 2020 BID Board meeting. The vote result was as follows:

2020 BID Extension Vote:

| Member | Yes | No | Abstention | Motion/Support | Absent |
|---------------------------|------------|-----------|-------------------|-----------------------|---------------|
| Chair Bob Tarrant | | | | | |
| VC Bruce Lindstrom | | | | | |
| John Riegler | | | | | |
| Phyllis Watson-Laudermill | | | | | |
| Frank Peterson | | | | | |
| Mike Hennessy | | | | | |
| Kathy Denison | | | | | |

Downtown Muskegon Business Improvement District

Budget Recommendation & Explanation

Date: July 27, 2020

To: Muskegon City Clerk/City Commission

From: Downtown Muskegon Business Improvement District Board

Budget Recommendation:

This is a proposed third-year budget for the Downtown Muskegon Business Improvement District for 2021-2023 Based on a two tier assessment where "Class A" Properties pay \$0.08/sf annual and "Class B" Properties pay \$0.04/sf annual the Downtown Muskegon BID can expect to generate \$113,681 during 2021.

Proposed 2021-2023 BID budgets

| | |
|--------------------------------------|--------------------|
| 2020 BID Estimated Fund Balance | \$50,000 |
| 2021 Estimated Revenues | \$113,681 |
| 2021 Expenditures | |
| Snow removal | (\$65,000) |
| Landscaping | (\$30,000) |
| Marketing, promotion, events | (\$0) |
| Streetscape | (\$0) |
| Administration | (\$17,000) |
| Contingency | (\$1,681) |
| | |
| Total | (\$113.681) |
| | |
| Estimated Fund Balance Dec. 31, 2021 | \$50,000 |

Budget Note:

The BID Board in 2019 appointed the Muskegon Downtown Development Authority as staff and managers of the BID. A Letter of Understanding between the BID and DDA board was signed, having the budget and general spending categories established by the BID Board and work plans carried out by DDA staff of the city of Muskegon. The administrative fee of \$17,000 per year is budgeted.

All unused funds go to cash reserves in fund balance.

Budget Explanation:

Snow removal: The BID's largest line item is dedicated to snowplowing and salt application along sidewalks within the BID where the majority of the Class A properties are located along portions of W. Western Ave., Clay Ave., Morris Ave., Terrace St., Jefferson St., Pine St., 1st, 2nd, 3rd, 6th & 7th Streets. Funds will also be used to clear parking areas which are generally used by the public – specifically the two lots between 2nd and 3rd Streets accessed off of Morris Ave and a lot along Third Street in the Midtown business district. With fund balance for snow removal and a reduced district footprint, the BID Board will attempt to expand the snow removal services

in the high publicly trafficked areas of the district for weekend and holiday events as the budget allows for 2021 and beyond. Snow removal services have been provided by a combination of the city of Muskegon's Public Works Department and a private contractor.

Landscaping: The Downtown Muskegon BID in 2017 contracted with city of Muskegon Public Works Department to provide a high level of landscaping service after seeking bids from private contractors City DPW crews have been providing summer landscaping services ever since. Summer landscaping includes the weeding and fertilization of common areas throughout the BID (grass cutting is done by the city). This line item also includes the planting and maintenance of flower planters throughout the BID and the flowers and maintenance provided by a private contractor. Fall clean-up will consist of removal of leaves from the BID district and preparation of the planting beds for the winter. The reduction in the footprint of the BID will not reduce the amount of landscape work.

Marketing, promotion, events: The BID will no longer provide resources for marketing, promotion and events, leaving those services up to the DDA or other groups.

Streetscape: The BID will no longer provide resources for the broad streetscape category, leaving those services up to the DDA or other groups.

Administration: Downtown Muskegon Now provided the staff support to design and establish the Downtown Muskegon Improvement District in 2015 and 2016. As promised to the Muskegon City Commission for 2016, there was no BID funds expended for "salaries and benefits" – administrative costs. The BID requires staff time and effort as an administrative fee was added to the budget in 2018 going forward. With DMN ending operations June 30, 2019 in a consolidation with the DDA, the DDA and the City of Muskegon took over downtown management. The administrative fee will be paid to the DDA, which will manage the BID.

The 2021-2023 BID budget and work plan was approved by a vote of the BID Board on July 27, 2020 The BID board vote results were:

2020 BID Budget Vote:

| Member | Yes | No | Abstention | Motion/Support | Absent |
|---------------------------|------------|-----------|-------------------|-----------------------|---------------|
| Chair Bob Tarrant | | | | | |
| VC Bruce Lindstrom | | | | | |
| John Riegler | | | | | |
| Phyllis Watson-Laudermill | | | | | |
| Frank Peterson | | | | | |
| Mike Hennessy | | | | | |
| Kathy Denison | | | | | |

| PARCEL NO. | PROPERTY ADDRESS | OWNER | NUMBER | STREET | CITY | STATE | ZIP | SF of Lot | ASSTMT AMT | % of Assessed Properties | Asst mnt based on sq footage | CLASS | Special Notes |
|--------------------|-----------------------|-------------------------------|--------|----------------------------|---------------|-------|------------|-----------|------------|--------------------------|------------------------------|-------|--|
| 24-138-000-0104-00 | 297 W CLAY AVE 104 | JANSKI LLC | | PO BOX 1225 | MUSKEGON | MI | 49443 | 1261.26 | 100.90 | 0.047570541 | 0.003805643 | A | |
| 24-204-000-0000-00 | 333 W WESTERN AVE | NEW TREND INVESTMENTS LLC | 8868 | WATER ST | MONTAGUE | MI | 49437 | 9280.54 | 742.44 | 0.350031167 | 0.028002493 | A | |
| 24-205-174-0004-00 | 750 PINE ST | BOLEN DAVID L | | PO BOX 113 | ROTHBURY | MI | 49452-0113 | 19140.00 | 1531.20 | 0.721897275 | 0.057751782 | A | |
| 24-205-174-0008-00 | 772 PINE ST | WITT LEE A TRUST | | | MUSKEGON | MI | 49445 | 4224.00 | 337.92 | 0.159315261 | 0.012745221 | A | |
| 24-205-174-0009-00 | 111 W WESTERN AVE | SINGLE TRIP PARTNERS LLC | | 1501 RUDDIMAN DR | MUSKEGON | MI | 49441 | 27142.00 | 2171.36 | 1.023706156 | 0.081896492 | A | |
| 24-205-175-0001-00 | 121 W WESTERN AVE | FIRST GENERAL CREDIT UNION | | 3935 BRAEBURN DR | MUSKEGON | MI | 49441 | 16005.00 | 1280.40 | 0.603655480 | 0.048292438 | A | |
| 24-205-175-0006-00 | 790 TERRACE ST | BRIGGS RUBIN O | | 589 E ELLIS RD | MUSKEGON | MI | 49440 | 13719.00 | 1097.52 | 0.517435147 | 0.041394812 | A | |
| 24-205-175-0010-00 | 806 TERRACE ST | RIEGLER PROPERTIES LLC | | 311 W MUSKEGON | MUSKEGON | MI | 49440 | 3780.00 | 302.40 | 0.142569054 | 0.011405524 | A | |
| 24-205-175-0015-00 | 820 TERRACE ST | CZM PROPERTIES LLC | | 808 TERRACE ST | MUSKEGON | MI | 49440 | 11616.00 | 929.28 | 0.438116967 | 0.035049357 | A | |
| 24-205-175-0016-00 | 118 W CLAY AVE | FRONTIER COMMUNICATIONS | | 700 TERRACE POINT RD #400 | MUSKEGON | MI | 49440 | 11616.00 | 929.28 | 0.438116967 | 0.035049357 | A | |
| 24-205-175-0018-00 | 98 W CLAY AVE | NIPOTE'S LLC | | 401 MERRITT 7 | NORWALK | CT | 6851 | 17424.00 | 1393.92 | 0.070945077 | 0.005675606 | A | |
| 24-205-175-0020-00 | 777 PINE ST | ELENBAAS HOLDINGS LLC | | 1251 SPENCER WOODS DR | MUSKEGON | MI | 49445 | 1881.00 | 150.48 | 0.657175450 | 0.052574036 | A | |
| 24-205-175-0021-00 | 860 TERRACE ST | FRONTIER COMMUNICATIONS | | 777 PINE ST | MUSKEGON | MI | 49442 | 15576.00 | 1246.08 | 0.587475023 | 0.046998002 | A | CAP |
| 24-205-176-0001-00 | 103 W CLAY AVE | EAST OF EDEN LLC | | 407 MERRITT 7 | NORWALK | CT | 6851 | 82148.22 | 4000.00 | 3.098358209 | 0.247868657 | A | |
| 24-205-176-0003-00 | 121 W CLAY AVE | JILLIAN & JORDAN LLC | | 103 W. Clay Ave. | MUSKEGON | MI | 49440 | 5874.00 | 469.92 | 0.221547784 | 0.017723823 | A | |
| 24-205-176-0005-00 | 794 PINE ST | COREPARK INVESTMENTS LLC | | 675 RICHMOND NW | GRAND RAPIDS | MI | 49504 | 4884.00 | 390.72 | 0.184208270 | 0.014736662 | A | |
| 24-205-176-0012-00 | 1208 8TH ST | CORE DEVELOPMENT LLC | | 1985 E LAKETON AVE | MUSKEGON | MI | 49442 | 22235.00 | 1778.80 | 0.838630402 | 0.067090432 | A | |
| 24-205-176-0013-00 | 149 SHORELINE DR | HOT ROD HARLEY DAVIDSON | | 794 PINE ST #210 | MUSKEGON | MI | 49442 | 24829.20 | 1986.34 | 0.936475016 | 0.074918001 | | |
| 24-205-176-0015-00 | 28 E CLAY AVE | WITT LEE A TRUST | | 149 SHORELINE DR | MUSKEGON | MI | 49440 | 400036.00 | 4000.00 | 15.088030205 | 1.207042416 | A | CAP |
| 24-205-177-0005-00 | 820 PINE ST | NW MILL REAL ESTATE LLC | | 1501 RUDDIMAN DR | NORTH | MI | 49445 | 5662.80 | 453.02 | 0.213582021 | 0.017086562 | A | |
| 24-205-177-0007-00 | 821 PINE ST | NW AMERICA REAL ESTATE LLC | | 820 PINE ST | MUSKEGON | MI | 49442 | 26571.60 | 2125.73 | 1.002192561 | 0.080175405 | A | |
| 24-205-313-0005-00 | 813 PINE ST | NW AMERICA REAL ESTATE LLC | | 2648 E WHITE LAKE DR | TWIN LAKE | MI | 49457 | 1742.40 | 139.39 | 0.065717545 | 0.005257404 | A | |
| 24-205-314-0006-00 | 275 W MUSKEGON AVE | SPIRIT SPE PORTFOLIO CA C- | | 2648 E WHITE LAKE DR | TWIN LAKE | MI | 49457 | 4356.00 | 348.08 | 0.164293862 | 0.013143509 | A | |
| 24-205-314-0001-00 | 464 W CLAY AVE | SYBENGA DANIEL/RINSEMA | | 1410 COMMONWEALTH DR | WILMINGTON | DE | 28403 | 18295.20 | 1463.62 | 0.690034222 | 0.055202738 | A | |
| 24-205-314-0001-10 | 1150 7TH ST | 1150 7TH STREET LLC | | 154 CAMPUS AVE | MUSKEGON | MI | 49441 | 4356.00 | 348.48 | 0.164293862 | 0.013143509 | A | |
| 24-205-314-0001-20 | 926-934 2ND ST | HSD II LLC | | 280 NORTHLAND DR NE | ROCKFORD | MI | 49341 | 14374.80 | 1149.98 | 0.542169746 | 0.043373580 | A | |
| 24-205-314-0002-00 | 435/441 W WESTERN AVE | PH HOLDING LLC | | 272 W CLAY AVE | MUSKEGON | MI | 49440 | 9147.60 | 731.80 | 0.345017111 | 0.027601369 | A | |
| 24-205-314-0003-00 | 451 W WESTERN AVE | COREPARK INVESTMENTS LLC | | PO BOX 388 | MUSKEGON | MI | 49443 | 12904.00 | 1032.32 | 0.486696052 | 0.0389935684 | A | PARCEL # CHGD F/ ORIGINAL LIST |
| 24-205-314-0005-00 | 477 W WESTERN AVE | HISSOM PROPERTIES LLC | | 111 W WESTERN AVE | MUSKEGON | MI | 49442 | 9240.00 | 739.20 | 0.348502133 | 0.027880171 | A | |
| 24-205-314-0006-00 | 521 W WESTERN AVE | BABBITT E C/P R TRUST | | 18878 GREENWOOD CRT | MUSKEGON | MI | 49456 | 1500.00 | 120.00 | 0.056575022 | 0.004526002 | A | |
| 24-205-314-0008-00 | 545 W WESTERN AVE | HERITAGE MEMORIAL GARDEN | | 4473 CHERRYWOOD CT | MUSKEGON | MI | 49441 | 13860.00 | 1108.80 | 0.522753199 | 0.041820256 | A | |
| 24-205-315-0001-00 | 555 W WESTERN AVE | INGALLS REAL ESTATE ACQ. LLC | | 4473 CHERRYWOOD COURT | MUSKEGON | MI | 49440 | 13860.00 | 1108.80 | 0.522753199 | 0.041820256 | A | |
| 24-205-315-0003-00 | 557 W WESTERN AVE | ESTHER ENTERPRISES LLC | | 555 W WESTERN AVE | MUSKEGON | MI | 49440 | 11823.00 | 945.84 | 0.445924320 | 0.035673946 | A | |
| 24-205-315-0004-00 | 563 W WESTERN AVE | 3M INVESTMENTS LLC | | 3519 EVANSTON AVE. | MUSKEGON | MI | 49442 | 1185.00 | 94.80 | 0.044694267 | 0.003575541 | A | |
| 24-205-315-0005-10 | 587 W WESTERN AVE | EBEE PROPERTIES LLC | | 565 W WESTERN AVE STE B | MUSKEGON | MI | 49440 | 9235.00 | 738.80 | 0.348313549 | 0.027865084 | A | |
| 24-205-315-0006-00 | 591 W WESTERN AVE | NORTH EAST BUSINESS ASSOC LLC | | 1685 68TH ST SE | CALEDONIA | MI | 49316 | 12320.00 | 985.60 | 0.464669510 | 0.037173561 | A | |
| 24-205-316-0001-00 | 593 W WESTERN AVE | MULDER WESTERN AVE LLC | | 5691 17 MILE RD | CEDAR SPRINGS | MI | 49319 | 3360.00 | 268.80 | 0.126728048 | 0.010138244 | A | |
| 24-205-316-0004-00 | 605 W WESTERN AVE | WESTERN AVE LLC | | 1586 W HARBOUR TOWNE CIR | MUSKEGON | MI | 49441 | 10920.00 | 873.60 | 0.411866157 | 0.032949293 | A | |
| 24-205-316-0005-00 | 607 W WESTERN AVE | WESTERN AVE LLC | | 605 W WESTERN AVE | MUSKEGON | MI | 49440 | 3354.00 | 268.32 | 0.126501748 | 0.010120140 | A | |
| 24-205-316-0007-00 | 609 W WESTERN AVE | EMP LLC | | 605 W WESTERN AVE | MUSKEGON | MI | 49440 | 4486.00 | 358.88 | 0.169197031 | 0.013535762 | A | |
| 24-205-316-0008-00 | 683 W WESTERN AVE | GRAND TRUNK LLC | | 16149 BAIRD CT | SPRING LAKE | MI | 49456 | 2744.00 | 219.52 | 0.103494573 | 0.008279566 | A | |
| 24-205-316-0009-10 | 885 JEFFERSON ST | HENNESSY HOLDING LLC | | 1007 MOORINGS CT | NORTH | MI | 49445 | 2254.00 | 180.32 | 0.085013399 | 0.006801072 | A | |
| 24-205-316-0013-00 | 835 TERRACE ST | CHIAK CHARLES W/LINDA B | | 1074 JEFFERSON ST | MUSKEGON | MI | 49440 | 17325.60 | 1386.05 | 0.653464129 | 0.052277130 | A | |
| 24-205-317-0007-00 | 165 W CLAY AVE | 165 CLAY LLC | | 835 TERRACE ST | MUSKEGON | MI | 49440 | 8392.00 | 671.36 | 0.316518387 | 0.025321471 | A | |
| 24-205-318-0001-10 | 173 W CLAY AVE | DOOM INVESTMENTS LLC | | PO BOX 809 | MUSKEGON | MI | 49443 | 4997.00 | 399.76 | 0.188470255 | 0.015077620 | A | |
| 24-205-329-0001-00 | 896 JEFFERSON ST | 896 JEFFERSON LLC | | 2034 LAKESHORE DR | MUSKEGON | MI | 49441 | 6864.00 | 549.12 | 0.253887298 | 0.020710984 | A | |
| 24-205-330-0001-00 | 136 W WEBSTER AVE | 136 WEBSTER LLC | | PO BOX 809 | MUSKEGON | MI | 49403 | 8976.00 | 718.08 | 0.338544929 | 0.027083594 | A | WAS LISTED TWICE ON ORIGINAL LIST WITH SAME PARCEL # |
| 24-205-330-0002-00 | 935 JEFFERSON ST | HAIRTAGE PROPERTIES LLC | | 648 MONROE AVE NW SITE 101 | GRAND RAPIDS | MI | 49503 | 17424.00 | 1399.92 | 0.657175450 | 0.052574036 | A | |
| | | | | 1768 BAYVIEW DR | MUSKEGON | MI | 49441 | 4183.00 | 334.64 | 0.157768877 | 0.012621510 | A | |

| | | | | | | | | | | | | |
|--------------------|-----------------------|-------------------------------|----------------------------|--------------|----|------------|-----------|---------|--------------|--------------|---|-------------------------------|
| 24-205-330-0003-00 | 1100 3RD ST | VENTURE ONE MANAGEMENT LLC | 1100 3RD ST | MUSKEGON | MI | 49441 | 8712.00 | 696.96 | 0.328587725 | 0.026287018 | A | |
| 24-205-330-0004-00 | 1144 3RD ST | ALLIANCE PREFERRED PROPERTIES | 2752 SCHINDLER DR NW | GRAND RAPIDS | MI | 49544 | 117612.00 | 4000.00 | 4.435934287 | 0.354874743 | A | CAP |
| 24-205-330-0008-00 | 1115 3RD ST | SIGMA PROPERTIES LLC | 3261 SPRINGBROOK DR NW | GRAND RAPIDS | MI | 49544 | 4356.00 | 348.48 | 0.164293862 | 0.013143509 | A | |
| 24-205-330-0010-00 | 1141 3RD ST | AGUILAR LUIS | 8726 S HUSTON | CHICAGO | IL | 60617 | 2352.00 | 188.16 | 0.088709634 | 0.007096771 | A | |
| 24-205-332-0008-00 | 1147 3RD ST | IIS PROPERTIES LLC | 202 44TH ST SW STE 1 | GRAND RAPIDS | MI | 49548 | 6228.00 | 498.24 | 0.234899489 | 0.018791959 | A | |
| 24-205-351-0005-00 | 1137 3RD ST | LEMKE DELORES J/LEMKE KIM A | 1137 3RD ST | MUSKEGON | MI | 49441 | 4556.00 | 362.88 | 0.171082865 | 0.013686629 | A | |
| 24-205-351-0007-00 | 1133 3RD ST | NAP DEVELOPMENT LLC | 950 28TH ST SE B200 | GRAND RAPIDS | MI | 49508 | 4176.00 | 334.08 | 0.157504860 | 0.012600389 | A | |
| 24-205-365-0001-00 | 1129 3RD ST | MI PLACE LLC | 3497 MACARTHUR RD | MUSKEGON | MI | 49442 | 1386.00 | 110.88 | 0.052275320 | 0.0004182026 | A | |
| 24-205-367-0001-00 | 1125 3RD ST | SQUARE TWO DEVELOPMENT LLC | 202 44th SW | Grand RAPIDS | MI | 49548 | 5805.00 | 464.40 | 0.218945333 | 0.017515627 | A | |
| 24-205-367-0011-00 | 1121 3RD ST | SQUARE TWO DEVELOPMENT | 202 44th SW | GRAND RAPIDS | MI | 49548 | 1584.00 | 126.72 | 0.059743223 | 0.004779458 | A | |
| 24-205-367-0011-10 | 1157 3RD ST | S & R KADO LLC | 2513 VISTA POINT CT NW | GRAND RAPIDS | MI | 49534 | 17424.00 | 1393.92 | 0.657175450 | 0.052574036 | A | |
| 24-205-367-0012-00 | 1185 3RD ST | CAREY AND ASSOCIATES LLC | 101 E Street SE | WASHINGTON | DC | 20003 | 17820.00 | 1425.60 | 0.672111256 | 0.053768900 | A | |
| 24-205-367-0013-00 | 100 W WESTERN AVE | THEBO JOYCE M REVOCBLE | 45995 MEADOW CIRCLE E | MACOMB | MI | 48044 | 16103.00 | 1288.24 | 0.607351714 | 0.048588137 | A | |
| 24-205-367-0014-00 | 715 TERRACE ST | MOKA CORPORATION | 715 TERRACE ST | MUSKEGON | MI | 49440 | 93218.40 | 4000.00 | 3.515888657 | 0.281271093 | A | CAP |
| 24-205-367-0015-00 | 902 3RD ST | HUME PROPERTIES LLC | 900 3RD ST STE 302 | MUSKEGON | MI | 49440 | 56437.31 | 4000.00 | 2.128628018 | 0.170290241 | A | CAP |
| 24-205-367-0016-00 | 372 MORRIS AVE | FOUNDRY SQUARE LLC | 370 MID OAK DR | NORTH | MI | 49445 | 313632.00 | 4000.00 | 11.829158099 | 0.946332648 | A | CAP |
| 24-205-379-0001-00 | 340 MORRIS AVE | MUSKEGON GSA LLC | 6641 WEST BROAD ST STE 101 | RICHMOND | VA | 23230 | 47579.91 | 3806.39 | 1.794556288 | 0.143564503 | A | |
| 24-205-379-0011-00 | 428 W WESTERN AVE | PARKLAND HUDSONVILLE LLC | 75 W WALTON AVE #A | MUSKEGON | MI | 49440 | 11648.00 | 931.84 | 0.439323900 | 0.035145912 | A | |
| 24-205-555-0001-00 | 442 W WESTERN AVE | G & Z PROPERTIES LLC | 442 W WESTERN AVE | MUSKEGON | MI | 49440 | 2741.20 | 219.30 | 0.103388966 | 0.008827117 | A | |
| 24-205-556-0001-00 | 446 W WESTERN AVE | 446 W WESTERN AVE LLC | 446 W WESTERN AVE | MUSKEGON | MI | 49440 | 4168.60 | 333.49 | 0.157225756 | 0.012578061 | A | |
| 24-205-562-0001-00 | 450 W WESTERN AVE | 450 W WESTERN LLC | 4880 RAMBLING CREEK DR | MUSKEGON | MI | 49441 | 7858.22 | 628.66 | 0.296385977 | 0.023710878 | A | |
| 24-205-563-0006-00 | 490 W WESTERN AVE | PORT CITY CIO BLDG | 490 W WESTERN AVE | MUSKEGON | MI | 49440 | 7195.14 | 575.61 | 0.271376800 | 0.021710144 | A | |
| 24-205-563-0008-10 | 500 W WESTERN AVE | 500 WEST WESTERN AVE LLC | PO BOX 1051 | MATTHEWS | NC | 28106 | 9448.16 | 755.85 | 0.356353237 | 0.028508259 | A | |
| 24-205-563-0008-11 | 955 3RD ST | PARKLAND ACQUISITION LLC | 75 W WALTON AVE STE 1 | MUSKEGON | MI | 49440 | 69696.00 | 0.00 | 2.628701800 | 0.210296144 | A | contiguous parcel w/939 3rd |
| 24-205-566-0009-00 | 387 MORRIS AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 24572.00 | 1965.76 | 0.926774286 | 0.074141943 | A | |
| 24-205-566-0013-00 | 401 MORRIS AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 24571.79 | 1965.74 | 0.9267766365 | 0.074141309 | A | |
| 24-205-566-0014-00 | 360 W WESTERN AVE | RUSSELL BLOCK DEV LLC | PO BOX 732 | MUSKEGON | MI | 49443-0732 | 7805.11 | 624.41 | 0.294382844 | 0.023550628 | A | |
| 24-205-567-0001-10 | 356 W WESTERN AVE | CENTURY CLUB DEV LLC | PO BOX 732 | MUSKEGON | MI | 49443-0732 | 5581.67 | 446.53 | 0.210522067 | 0.016841765 | A | |
| 24-205-567-0001-20 | 350 W WESTERN AVE | BLIND PIG PROPERTIES LLC | 800 FIRST ST #357 | MUSKEGON | MI | 49443 | 4889.49 | 391.16 | 0.184415335 | 0.014753227 | A | |
| 24-205-567-0001-40 | 351 W WESTERN AVE W | 351 W WESTERN LLC | PO BOX 927 | MUSKEGON | MI | 49443 | 6969.60 | 557.57 | 0.262870180 | 0.021029614 | | |
| 24-205-567-0001-50 | 351 W WESTERN AVE E | 351 W WESTERN LLC | PO BOX 927 | MUSKEGON | MI | 49443 | 7405.20 | 592.42 | 0.279299566 | 0.022343965 | A | |
| 24-233-000-0001-00 | 379 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 7405.20 | 592.42 | 0.279299566 | 0.022343965 | A | |
| 24-233-000-0002-00 | 379 W WESTERN AVE | SIDOCK PROPERTIES LLC | 42560 GRAND RIVER AVE | NOVI | MI | 48374 | 22542.00 | 1803.36 | 0.850209423 | 0.068016754 | A | |
| 24-233-000-0004-00 | 325 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 7945.21 | 635.62 | 0.299666951 | 0.023973356 | A | |
| 24-233-000-0005-00 | 307 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 16477.87 | 1318.23 | 0.621490567 | 0.049719245 | A | |
| 24-233-000-0006-00 | 299 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 8223.06 | 657.84 | 0.310146531 | 0.024811722 | A | |
| 24-233-000-0007-01 | 295 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 8213.94 | 657.12 | 0.309802555 | 0.024784204 | A | |
| 24-233-000-0007-02 | 292 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 14374.80 | 1149.98 | 0.542169746 | 0.043373580 | A | |
| 24-233-000-0007-03 | 292 W WESTERN AVE | DOWNTOWN MUSKEGON DEV CO | 425 W WESTERN AVE STE 200 | MUSKEGON | MI | 49440 | 28740.60 | 2299.25 | 1.084000042 | 0.086720003 | | |
| 24-233-000-0008-00 | 376 W WESTERN AVE 24B | RUSSELL BLOCK DEV LLC | PO BOX 732 | MUSKEGON | MI | 49443-0732 | 3172.95 | 253.84 | 0.119673143 | 0.009573851 | A | |
| 24-233-000-0012-00 | 380 W WESTERN AVE | MUSKEGON CHAMBER BLDG LLC | 300 WASHINGTON AVE STE | GRAND HAVEN | MI | 49417 | 15289.80 | 1223.18 | 0.576680509 | 0.046134441 | A | |
| 24-233-000-0013-00 | 878 JEFFERSON ST | JEFFERSON PROF CONDOMINIUM | 878 JEFFERSON ST | MUSKEGON | MI | 49440 | 36432.00 | 2914.56 | 1.374094123 | 0.109927530 | A | |
| 24-233-000-0014-00 | 939 3RD ST | PARKLAND ACQ. LLC (2/3 INT) | 75 W WALTON | MUSKEGON | MI | 49440 | 67884.00 | 4000.00 | 2.560359174 | 0.204828734 | A | CAP / contiguous w/955 3rd St |
| 24-233-000-0015-00 | 316 MORRIS AVE | HINMAN LAKE LLC | 750 TRADE CENTRE WAY STE | PORTAGE | MI | 49002 | 239828.00 | 4000.00 | 9.045516174 | 0.723641294 | A | CAP |
| 24-233-000-0024-00 | 66 W WEBSTER AVE | NW AMERICA REAL ESTATE LLC | 2648 E WHITE LAKE DR | TWIN LAKE | MI | 49457 | 5676.00 | 454.08 | 0.214079881 | 0.008565195 | A | |
| 24-233-000-0024-02 | 471 W WEBSTER AVE | LAKESHORE MUSEUM CENTER | 430 W CLAY AVE | MUSKEGON | MI | 49440 | 2024.00 | 161.92 | 0.076338562 | 0.003053542 | A | |
| 24-233-000-0025-00 | 400 BLK WESTERN AVE | TRILLIUM 505PARK OWNER LLC | 25 COMMERCE AVE SW STE 1I | GRAND RAPIDS | MI | 49503 | 2613.60 | 209.09 | 0.246440794 | 0.009857632 | A | |
| 24-234-000-0001-00 | 479 W WESTERN AVE | TRILLIUM 505PARK OWNER LLC | 25 COMMERCE AVE SW STE 1I | GRAND RAPIDS | MI | 49503 | 6534.00 | 522.72 | 0.246440794 | 0.009857632 | A | |
| 24-432-000-0001-00 | 489 W WESTERN AVE | TRILLIUM 505PARK OWNER LLC | 25 COMMERCE AVE SW STE 1I | GRAND RAPIDS | MI | 49503 | 22176.00 | 1774.08 | 0.836405118 | 0.033456205 | A | |

24-433-000-0000-00 495 W WESTERN AVE TRILLIUM 505PARK OWNER LLC
24-485-000-0000-00 505 W WESTERN AVE TRILLIUM 505PARK OWNER LLC
24-605-000-0001-00 163 W CLAY AVE 165 CLAY LLC
24-792-000-0001-00 285 W WESTERN AVE PARKLAND MUSKEGON INC
24-792-000-0001-00 316 MORRIS AVE HINMAN LAKE LLC

25 COMMERCE AVE SW STE 11 GRAND RAPIDS MI 49503
25 COMMERCE AVE SW STE 11 GRAND RAPIDS MI 49503
1042 TERRACE ST MUSKEGON MI 49442
75 W WALTON AVE MUSKEGON MI 49440
750 TRADE CENTRE WAY STE 11 PORTAGE MI 49002

| | | | |
|-----------|---------|-------------|-------------|
| 9504.00 | 760.32 | 0.358459336 | 0.014338373 |
| 10018.80 | 801.504 | 0.377875884 | 0.015115035 |
| 5109.00 | 408.72 | 0.192694523 | 0.007707781 |
| 11053.91 | 884.31 | 0.416916797 | 0.016676672 |
| 239828.00 | 4000.00 | 9.045516174 | 0.361820647 |

A
A
A
A
CAP

Square footage assessed: 2651346.76
\$ 113,681.74
Total of assessments

| Assessment amount | | |
|-------------------|-------------|-------------|
| Class | Ant per s/f | Max cap |
| A | 0.08 | \$ 4,000.00 |
| B | 0.04 | \$ 2,000.00 |